023.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,119,600	/	1,119,600
USE VALUE:	1,119,600	/	1,119,600
ASSESSED:	1,119,600	/	1,119,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEEL STREET LLC
Owner 2:	
Owner 3:	
Street 1:	188 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROOKS DOROTHY -
Owner 2:	COMMONS R PAUL -
Street 1:	188 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1901, having primarily Vinyl Exterior and 3432 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4300.000	675,700	4,700	439,200	1,119,600
Total Card	0.099	675,700	4,700	439,200	1,119,600
Total Parcel	0.099	675,700	4,700	439,200	1,119,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.22 | /Parcel: 326.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	14683
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1854!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	675,800	4700	4,300.	439,200	1,119,700	1,119,700	Year End Roll	12/18/2019
2019	105	FV	498,400	4700	4,300.	466,600	969,700	969,700	Year End Roll	1/3/2019
2018	105	FV	498,400	4700	4,300.	340,400	843,500	843,500	Year End Roll	12/20/2017
2017	105	FV	450,900	4700	4,300.	296,500	752,100	752,100	Year End Roll	1/3/2017
2016	105	FV	450,900	4700	4,300.	252,500	708,100	708,100	Year End	1/4/2016
2015	105	FV	404,200	4700	4,300.	247,000	655,900	655,900	Year End Roll	12/11/2014
2014	105	FV	404,200	4700	4,300.	203,100	612,000	612,000	Year End Roll	12/16/2013
2013	105	FV	419,700	4700	4,300.	193,200	617,600	617,600		12/13/2012

PRINT

Date	Time
12/10/20	17:24:38

LAST REV

Date	Time
03/20/18	13:54:30
mmcmakin	
1854	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS DOROTHY,	70466-595		1/2/2018	Convenience	99	No	No		
LAPPOS ANNA	28581-331		5/15/1998		264,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/1998	441	Redo Kit	7,000					REMODEL KIT/BATH/R

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871 | Total SF/SM: 4300 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 439,199 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95594406
Const Adj.:	0.96770173
Adj $ / SQ:	157.262
Other Features:	156500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	830117
Depreciation:	154402
Depreciated Total:	675715

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15			BRs: 6				Baths: 3		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

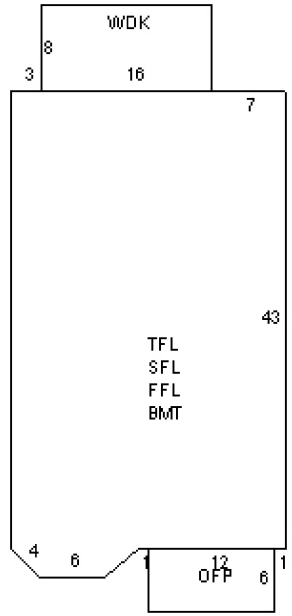
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	172.99
Special Features:	0	Val/Su Net:	141.48
Final Total:	675700	Val/Su SzAd	196.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	47.180	53,972
FFL	First Floor	1,144	157.260	179,907
SFL	Second Floor	1,144	157.260	179,907
TFL	Third Floor	1,144	157.260	179,907
WDK	Deck	128	13.370	1,711
OFP	Open Porch	72	38.140	2,746
	Net Sketched Area:	4,776	Total:	598,150
Size Ad	3432	Gross Are	4776	FinArea 3432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1915	21.94	T	40	105			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700